

104<sup>th</sup> and Bell  
**Community Park Narrative**

The Main Park and Community Center at 104<sup>th</sup> and Bell exemplifies the unique character of the community and the exceptional quality of life that residents will enjoy within their community. The Community Center, comprised of multiple buildings, connected by covered walkways and patios, will feel like a hacienda that has been there for decades. Within the courtyards and patios will be pools and sundecks, which will provide a great escape during the hot summer months. The Community Center will also have a luxurious resort atmosphere, featuring a Men's and Women's Club, designed for gatherings, parties, or get together's for major sporting or life events. There will also be an area for the communities younger residents, designed with activities and entertainment features catering to both children and teens. The multiple pools will provide a variety of activities- an adult resort-style pool for lounging and socializing, a lap pool for exercising, and a family pool, which includes an interactive water feature. The Community Center will also feature multiple levels of grass courtyards, a large outdoor covered living room, and areas for picnicking or large group gatherings. The Community Center will be able to accommodate numerous groups or gatherings at any given time.

The Architectural style of the Community Center is consistent with the overall style of the community. The buildings have been designed in the style of the Southwestern Hacienda, emphasizing massing with multiple structures connected by covered walkways and patios. The site gently falls from east to west, giving opportunity to step the Community Center with the natural slope and providing visual distinction between areas of different activity. Plantings are formal with turf being used in active areas. Trees will provide shade and line the major walkways. A desert succulent garden will also be part of the Community Center, featuring plants that are native to the Sonoran Desert. All vegetation will be chosen with water conservation in mind.

The Park and Community Center are private, intended for use by residents of 104<sup>th</sup> and Bell, and their guests. The Park and Community Center are located on the interior of the community, along the main loop road. The Park fronts both sides of the road, providing a welcoming abundance of open space to homeowners and visitors alike, as they make their way through the community. The Park will feature a special events lawn, suitable for picnicking, neighborhood functions, or just open play space. There will also be tot lots and play structures for children, and a basketball court. North of the main loop road will contain two large open play spaces with turf. Scattered throughout the Park on both sides of the main loop road will be small ramadas and larger group ramadas. The ramadas will provide areas for picnics, barbeques, group gatherings, and shade.

Access to the Park and Community Center will be both pedestrian and vehicular. There are two vehicular access points to the Community Center, with additional parking available north of the loop road adjacent to the Park. There will be multiple points of pedestrian access to the Community Center, and the Park will be able to be accessed on all sides by people walking to the Park.

The Park and Community Center at 104<sup>th</sup> and Bell will serve as the main focus of the community and provide a gathering place for residents. The resort like atmosphere, and luxurious yet relaxed settings will attract residents of all ages, and provide an abundance of recreational activities. This one of a kind amenity will help further the goal of 104<sup>th</sup> and Bell to be the finest community in Scottsdale, and a truly unique place to live.



**Toll Brothers, Inc.**  
 104th and Bell - Community Park  
 Site Plan  
 Scottsdale, AZ

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NORTHWEST



SOUTHEAST



NORTHEAST



SOUTHWEST



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# 10TH STREET & BELL ELEVATIONS





